

ARTICLE 19

IL - INDUSTRIAL LIMITED DISTRICT

Legislative Intent. It is the intent of this district to provide for a variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses appropriately located for access by highways and providing a controlled environment within which signing is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, business and service uses are limited primarily to those which will be useful to employees in the district and future residential uses are restricted.

19-1 Use Regulations. A building may be erected, altered, or used, and a lot or premises may be used or occupied, for any of the following purposes, and no other.

19-1.1 Uses Permitted by Right:

Retail and service establishments as follows:

- Banks and savings and loan offices.
- Business and office supply establishments.
- Clinics, medical or dental.
- Employment service or agency.
- Janitorial service establishment.
- Offices and office buildings, studios and the like, business, professional, or administrative.
- Restaurant or cafeteria, drive-thru or otherwise.
- Security service office or station.
- Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use.
- Active and Passive Recreation and Recreational Facilities.

Generally those light manufacturing uses similar to those listed below which do not create any more danger to health and safety in surrounding areas and which do not create any more offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries of the types specifically permitted below:

- Manufacture or assembly of spacecraft or component parts; medical and dental equipment; drafting, optical, and musical instruments; watches; clocks; toys; games; electrical or electronic apparatus; and communication equipment.
- Manufacture or assembly of boats; boat trailers; bolts; buttons; nuts, screws, and rivets; firearms; photographic and metering equipment; electrical appliances; tools, dies, machinery, and hardware products; sheet-metal products; heating, cooling, and ventilating equipment; and vitreous enameled products.
- Beverage blending or bottling; bakery products; candy manufacture; tobacco products; dairy products and ice cream; fruit and vegetable processing and canning; meat and poultry products, but not distilling of beverages or slaughtering of poultry or animals, or processing or bulk storage of grain or feeds for animals or poultry.
- Manufacture of rugs; mattresses; pillows; quilts; millinery; hosiery; clothing and fabrics; shoes and leather products; and printing and finishing of textiles and fibers into fabric goods.
- Manufacture of boxes; furniture; cabinets; baskets; and other wood products of similar nature.
- Compounding of cosmetics, toiletries, drugs, and pharmaceutical products.
- Molding of candles and soap.
- Manufacture of pottery or other similar ceramic products, from previously pulverized clay, and in kilns fired only by smokeless furnaces.
- Conference Centers
- Agriculture and forestry.
- Dwellings for resident watchmen and caretakers employed on the premises.
- Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines.
- Monument sales establishments with incidental processing to order but not including shaping of headstones.
- Motion picture studio.
- Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses.
- Private club, lodge, meeting hall, labor union, or fraternal organization or sorority.

- Radio or television broadcasting studios and offices, but transmission and receiving towers of height greater than one hundred twenty-five (125) feet only by approval of a special use permit.
- Rug and carpet cleaning and storage with incidental sales of rugs and carpets.
- Sign fabricating and painting.
- Telephone station or booth, including drive-in or talk-from-car stations.
- Public buildings.
- Accessory buildings.
- Signs subject to Article 25.
- Off-street parking and loading subject to Article 24.
- Open space subject to Article 23.
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit.

In cases of doubt regarding the nature of a process or use, the Planning Director may require an engineering report describing the process or use and the probable impact thereof at property lines in terms of the factors listed above or other significant factors as may be associated with a particular process or use.

19-1.2 Uses Permitted by Special Use Permit: The following uses will be permitted upon authorization of the Town Council subject to Article 4, Section 4-8:

- Child care center, day care center, or nursery school primarily for children of employees in the district.
- Wholesale establishment, storage warehouse, or distribution center but not a truck terminal.
- Temporary fair and show grounds.
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings.
- Hotels (Adopted Town Council 2/9/99)

19-2 Area Regulations

19-2.1 Minimum lot size:

- All principal manufacturing and processing uses in industrial parks - one (1) acre.
- Other uses, including permitted retail and service establishments - ten thousand (10,000) square feet.
- The minimum area regulations may be modified by the Town Council in accordance with the provisions of Section 4-8.2a. (Amended by Council 11/12/97)

19-2.2 Maximum percent lot coverage:

- Seventy-five (75) percent including accessory buildings and off-street parking.

19-3 Setback Regulations

- Fifty (50) feet from the right-of-way of a local street having a right-of-way of fifty (50) feet or less.
- Sixty-five (65) feet from the right-of-way of a major thoroughfare or collector street having a right-of-way greater than fifty (50) feet.
- Forty (40) feet from the right-of-way of a service drive.
- Accessory buildings shall not be permitted forward of the setback line.

19-4 Frontage Regulations

The minimum lot width at the setback line shall be one hundred (100) feet.

19-5 Yard Regulations

Side: Twenty-five (25) feet on an interior lot or adjacent to any C or I district including accessory buildings or parking structures, ten (10) feet for parking lots.

One hundred (100) feet adjacent to any R district including accessory buildings or parking structures, fifty (50) feet for parking lots.

Rear: Forty (40) feet on an interior lot or adjacent to any C or I district including accessory buildings or parking structures, ten (10) feet for parking lots.

One hundred (100) feet adjacent to any R district including accessory buildings or parking structures, sixty-five (65) feet for parking lots.

19-6 Height Regulations

Buildings may be erected up to thirty-five (35) feet in height from grade except that:

- Cupolas, monuments, cooling towers, municipal water towers, chimneys, flues, and flagpoles are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.
- No accessory building which is within twenty (20) feet of any party lot line shall be more than fifteen (15) feet high. All accessory buildings shall be less than the main building in height.

19-7 Special Regulations for Manufacturing and Commercial Buildings

- Similar Uses Permitted. Other manufacturing and processing uses which, in the opinion of the Planning Director, are of the same general character as those permitted uses listed above shall be permitted. In general all uses shall be conducted so as not to produce hazardous, objectionable, or offensive conditions at property line boundaries by reason of odor, dust, smoke, cinders, fumes, noise, vibration, heat, glare, wastes, fire, or explosion.
- Enclosed Buildings. All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of raw, in process, or finished material and supplies or waste material. Finished or semi-finished products manufactured on the premises may be stored in the open if screened from the street or from a residence district by landscaping, fences, or walls.
- Landscaping. In general, where approval of a site plan is required, the landscape plan shall be designed to promote harmonious relationships with

adjacent and nearby residential properties, developed or undeveloped, and to this end may provide effective screening along side and rear property lines by means of fences, walls, hedges, planting screen, or natural vegetation as outlined in Article 26, General Provisions for Landscaping.

- Fencing. All fencing shall have a uniform and durable character and shall be properly maintained.

19-8 Lighting

Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference. Lighting facilities shall be required along private and public streets and within parking areas, installed at the developer's expense.

19-9 Performance Standards

- Performance Standards. Performance standards for each industrial use will be in conformance with standards adopted by the Town Council, and in no case shall standards relative to water, air, sound, and land pollution control be less than those standards adopted by the Virginia Department of Health, the Virginia Water Control Board, and the Virginia Air Pollution Control Board.
- The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table I below, or in Table I as modified by the correction factors set forth in Table II. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table I
Maximum Permissible Sound Pressure Levels Measured
re 0.0002 dyne per CM²

Along Residential District Boundaries - Maximum	At Any Other Point on the Lot Boundary - Maximum
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Frequency Band Cycles per Second	Permitted Sound Level In Decibels	Permitted Sound Level In Decibels
63	64	72
125	60	70
250	54	65
500	48	59
1000	42	55
2000	38	51
4000	34	47
8000	30	44

Table II
Correction Factors

Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Sound of impulsive character (e.g., hammering)	Minus 5
Sound of periodic character (e.g., sawing)	Minus 5
Tone (e.g., hum or screech)	Minus 5
Sound source operated less than:	
20% in any one hour period	Plus 5 ¹
5% in any one hour period	Plus 10 ¹
1% in any one hour period	Plus 15 ¹

1: Apply only one of these corrections. All other corrections (including any one of the footnoted corrections) are cumulative.

- Smoke Control:
 - No smoke shall be emitted from any chimney or other source a visible grey greater than No. 1 on the Ringlemann Smoke Chart as published by the U. S. Bureau of Mines.
 - Smoke of a shade not darker than No. 2 on the Ringlemann Chart may be emitted for not more than four (4) minutes in any thirty (30) minutes.

- These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color, but with an equivalent apparent opacity.
- Control of Dust and Dirt, Fly Ash and Fumes, Vapors and Gases:
 - No emission shall be made which can cause any damage to health, to animals or vegetation, or to other forms of property, or which can cause any excessive soiling at any point.
 - No emission of liquid, other than water, or solid particles from any chimney or otherwise shall exceed the following:
 - For less than eight (8) million Btu/hr: a maximum of 0.3 grains per standard cubic foot corrected to twelve (12) percent carbon dioxide, seventy (70) degrees F., and one (1) atmosphere pressure.
 - For over eight (8) million Btu/hr: a maximum of .08 grains per standard cubic foot corrected to twelve (12) percent carbon dioxide, seventy (70) degrees F., and one (1) atmosphere pressure.
 - For measurement of the amount of particles in gases resulting from combustion, standard correction shall be applied to a stack temperature of five hundred (500) degrees F. and fifty (50) percent excess air.
- Control of Odors. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive at lot boundary line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system shall fail. There is hereby established as a guide in determining such quantities of offensive odors, Table III (Odor Thresholds) in Chapter 5 "Air Pollution Abatement Manual" copyright 1951 by Manufacturing Chemists' Association, Inc., Washington, D.C.
- Control of Glare or Heat. Any operation producing intense glare or heat shall be performed within an enclosed building or behind a solid fence in such manner as to be completely imperceptible from any point beyond the lot lines.

- Control of Vibration. No vibration which is discernible to the human sense of feeling shall be perceptible without instruments at any point beyond the lot line.
- Control of Radioactivity or Electrical Disturbance. There shall be no activities which emit dangerous or harmful radioactivity. There shall be no electrical disturbances (except from domestic household appliances) adversely affecting the operation of any equipment located beyond the property of the creator of such disturbances.
- Outdoor Storage and Waste Disposal:
 - No flammable or explosive liquids, solids, or gases shall be stored in bulk above ground, provided, however, that tanks or drums of fuel directly connecting with energy devices, heating devices, or appliances located on the same lot as the tanks or drums of fuel are excluded from this provision.
 - All outdoor storage facilities for fuel, raw materials and products and all fuel, and all raw materials and products stored outdoors shall be enclosed by a fence adequate to conceal the facilities from any adjacent properties.
 - Refuse containers or refuse storage shall be located in a paved area and hidden from general public view, either from within or outside the premises, by means of fences, walls, or landscape planting.
 - No materials or wastes shall be deposited upon a lot in such form or manner that it may be transferred off the lot by natural causes or forces.
 - All material or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.
- Electric, Diesel, Gas, or Other Power. Every use requiring power shall be so operated that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Virginia Bureau of Labor and Industry, shall be so constructed, installed, etc., to be an integral part of the architectural features of the plant, or if visible from abutting residential properties, shall be concealed by coniferous planting.

- Industrial Waste or Sewage. No use shall be conducted in such a way as to discharge any treated or untreated sewage or industrial waste treatment and disposal except as shall be approved by Sanitary Engineers or other qualified persons at the expense of the owner of the premises. The Town of Warrenton may require sewage pre-treatment facilities to be installed, at the cost of the owner of the premises, to ensure that hazardous materials do not enter into the sewage collection and treatment facilities operated by the Town. Such facilities, and all monitoring procedures and required documentation, shall comply with all applicable state and federal approval procedures and regulations.
- Drainage. Provision shall be made for proper storm water drainage from parking and loading areas. Water shall not be permitted to drain from such areas onto adjacent property except into a natural watercourse or a drainage easement. Provision shall be made for protection against erosion and sedimentation in accord with applicable Town ordinances.
- Provision and Use of Water. All water requirements shall be stated in the application. If water is to be supplied from wells, an approved or accepted geologic study shall be furnished by the applicant with a certification by a professional geologist that the underground capacity for water supply and water table levels will not be appreciably altered in such a way as to endanger the available supply for other properties.
- Other Uses. Any use, which in the option of the Planning Commission and Town Council might be injurious or noxious by reason of odor, fumes, dust, smoke, vibration, noise, or other cause shall be prohibited unless the applicant can substantially prove that such environmental impacts can be eliminated or controlled to meet the performance standards established by the Town.